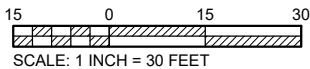
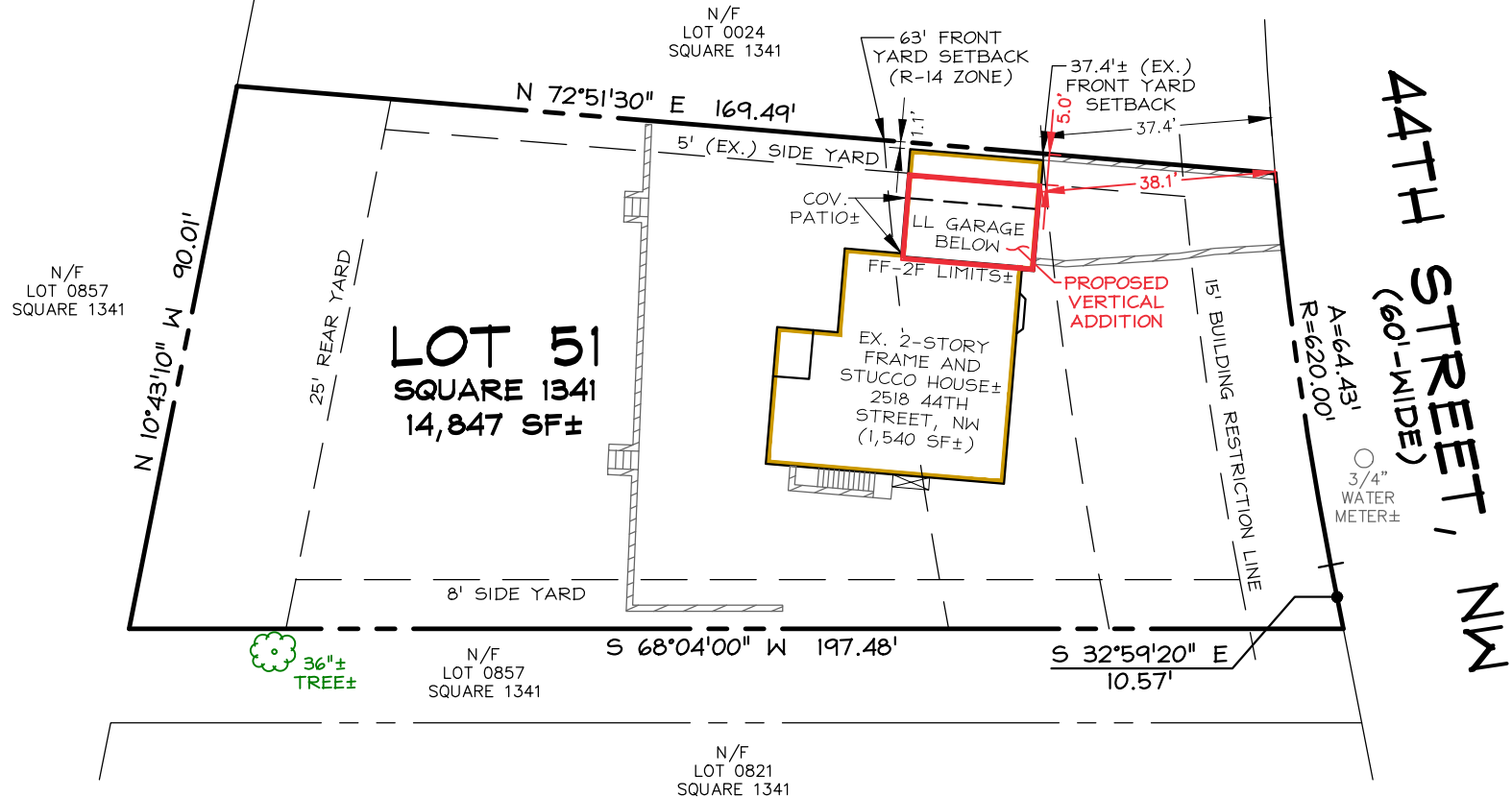


PRELIMINARY BUILDING RESTRICTION LINE SKETCH

Heritage Trees (>31.8" dbh) are protected from removal pursuant to the Tree Canopy Preservation Amendment Act of 2016 and may exist on-site. We are available to visit the subject property and review for these trees and potential impacts if desired, but have not reviewed trees to-date.

Zone: R-14 (Wesley Heights Overlay)
 Minimum Lot Size = 7,500 square feet
 Minimum Lot Width = 75 feet
 Front Building Restriction Line = 15 feet on 44th Street, NW
 Front Yard Setback = 63 feet
 Minimum Side Yard = 8 feet
 Minimum Rear Yard = 25 feet
 Maximum Structure Occupancy = 30% (4,454 sq. ft.±)
 Minimum Pervious Surface Coverage = 50% (7,424 sq. ft.±)
 Maximum Gross Floor Area = 2,000 sq. ft. + 40% of Lot Area (7,938 sq. ft.±)



Prepared for: MV Archtiects

**Lot 0051, Square 1341
 2518 44th Street, NW**



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CAS Project No. 21-204-DC

THIS SKETCH WAS PREPARED BASED OFF OF AVAILABLE RECORDS AND IS NOT REFLECTIVE OF AN ACTUAL FIELD SURVEY.
 FIELD SURVEY RECOMMENDED/REQUIRED PRIOR TO DESIGNING AND PERMITTING IMPROVEMENTS ON THE SUBJECT PROPERTY.